

Town of Southampton

DEPARTMENT OF LAND MANAGEMENT
PLANNING BOARD
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PRE-SUBMISSION REPORT Agenda item No. 9

PROJECT NAME: Inergy – Pulver Gas

PREPARED BY: Clare S. Vail, AICP, Principal Planner

PROJECT TYPE: Site Plan

LOCATION: east side of Butter Lane, Bridgehampton

S.C.T.M.: SCTM No. 900-52-1-40.2

ZONING DISTRICT: LI-40

OVERLAY: Agricultural Overlay District
Aquifer Protection Overlay District

SEQRA: Type I Action

TOTAL PROJECT AREA: 2.46-acres

**PRE-SUBMISSION
CONF DATE:** November 10, 2011

PROJECT DESCRIPTION

The site plan application is for the demolition of an existing storage barn and construct an office building with parking associated with an existing fuel terminal on a 2.46 – acre parcel located in the LI – 40 Zoning District on the east side of Butter Lane (SCTM No. 900-52-1-40.2).

PUBLIC COMMENTS

A pre-submission conference was held on November 10, 2011. No comments were received during the public hearing nor during the provided 30-day written comment period.

ITEMS TO BE SUBMITTED PRIOR TO SITE PLAN REVIEW

- Full Site Plan application
- Site Plan, Lighting, Landscaping, Building Elevations, Engineering information

PRELIMINARY PLANNING REVIEW/ISSUES

1. Uses: The existing site has a Certificate of Occupancy for an office, warehouse, shop and storage yard for propane marketing business.
2. SEQRA: The project as proposed is classified as a Type I action due to the number of parking spaces for the facility over 50.
3. Parking: Site plan indicates parking spaces 66 parking spaces, 31 for the existing and proposed buildings and 35 for the employees service trucks and equipment. The parking calculations should indicate the employee trucks and include them in the parking calculations. Parking spaces for equipment ie trailers should not be included in the parking calculations.
4. Building Plans: Architecture appears to be an improvement to the existing architecture in the area. Samples of materials and colors shall be provided at time of site plan submission. ARB to review and approve.
5. Areas of outdoor storage: The Planning Board will not require additional screening at this time.
6. All existing and proposed lighting shall conform to Town Code.
7. Any signage shall be shown on the site plan.
8. Location of fire hydrants shall be shown on the site plan.
9. Public hearing required.
10. Referrals to be made pursuant to the site plan review regulations.

PLANNING BOARD'S APPROACH TO THE PROPOSED PROJECT

The Planning Board finds that the general concept of the project meets the site plan standards. The application should proceed to site plan review stage.

Note:

Pursuant to §330-184.A.(7) of the Town Code - Nothing shall preclude or bind the Planning Board from issuing or changing its recommendation if new information or a change in circumstances arises at or prior to the next formal application stage. The report of the Planning Board shall be valid for a period of one year from the date of issuance. No further Planning Board action will be taken after such expiration until a new pre-submission conference has been held.